

Surry County Project Updates

Gray's Creek Marina 15-8H, 15-4-52, 15-8F & 15-8G



Information courtesy of:

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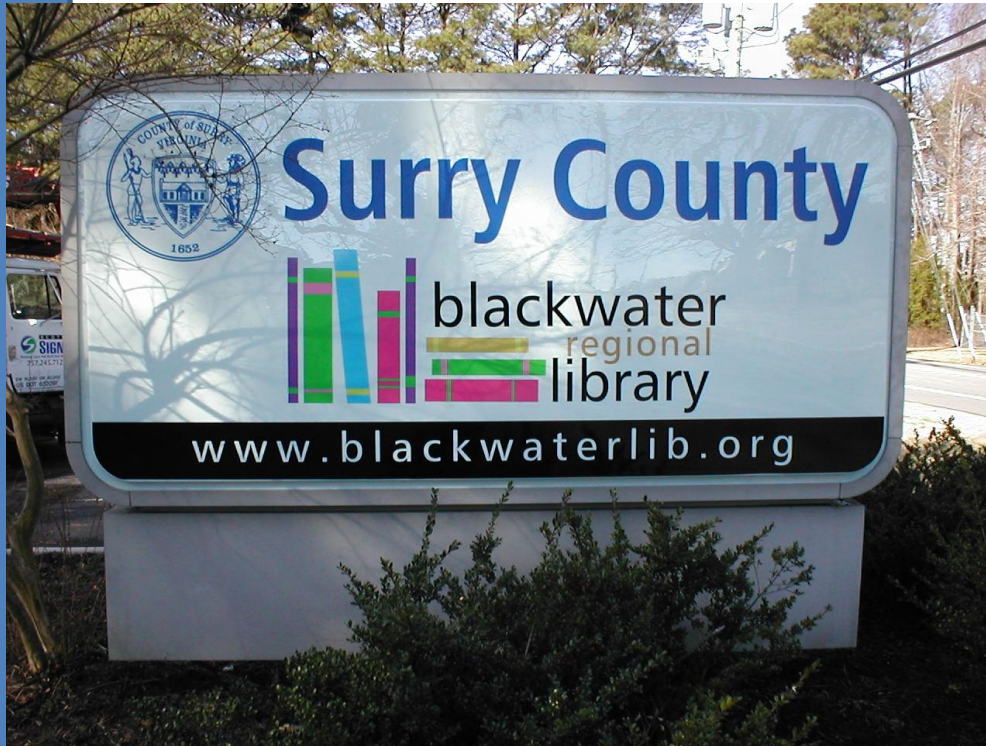
Surry County Blackwater Regional Library Facility



Surry County purchased the existing BB&T Bank building for the purpose of converting the facility into the Surry County branch of the Blackwater Regional Library system. The building is in very good condition and only interior renovations and electrical-mechanical upgrades are planned. The existing second floor is an unfinished space and may be converted to office space.

At this time, there are no plans to enclose the existing bank Drive-thru area but this space will remain available for future expansion.


Work Completed to Date:



1) A new sign identifying the facility as the new home for the new Surry County Blackwater Regional Library was installed on Monday, January 13, 2014. The sign was fitted so as to be placed inside of the existing frame.

2) The architectural firm of Tymoff + Moss had previously performed the Library Study and they were

subsequently engaged to provide planning and design services for the conversion of the bank to a library. Several meetings were conducted with the County and representatives from the Blackwater Regional Library. Currently, the architectural drawings for the renovation of the existing building have been completed



Mechanical and electrical drawings are scheduled for completion by February 10th. The architect has scheduled follow up meetings with Library representatives and will be finalizing the furniture and fixtures drawings and specifications on Thursday, February 13, 2014.

3) A Constructability and Value Engineering review of the new design had been performed to catch errors or omissions prior to the project being advertised for construction bids.

At this time, we anticipate receiving a lump sum base-bid contract to perform the renovation work together with two Bid Alternatives: One for the conversion of the unfinished second floor into offices-meeting areas and another Bid Alternative for all of the furniture-fixtures and equipment.

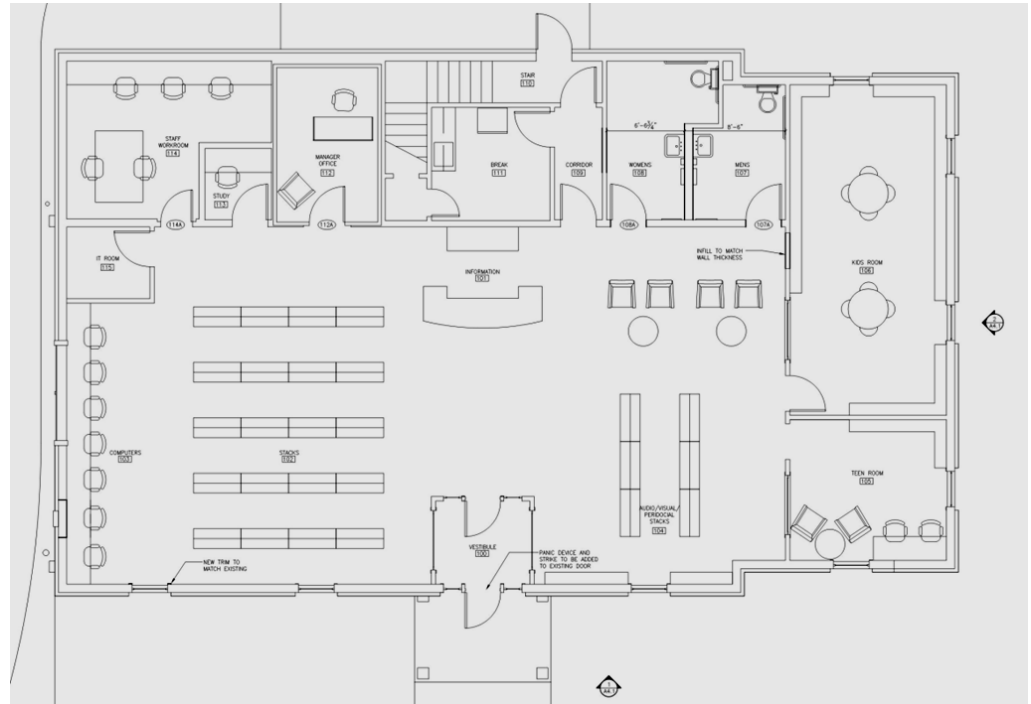
1) Finalize plans, specifications and contract documents and submit to the County for review and approval. Perform final plan review.

2) Advertise the Invitation for Bids. Conduct a Pre-Bid Conference at the site; receive and review bids and make a recommendation for award.

3) Complete the renovations and related construction activities. A construction phase duration of 90 to 120 days is anticipated.

4) Install furniture-equipment, computers and books.

Work to be Completed:



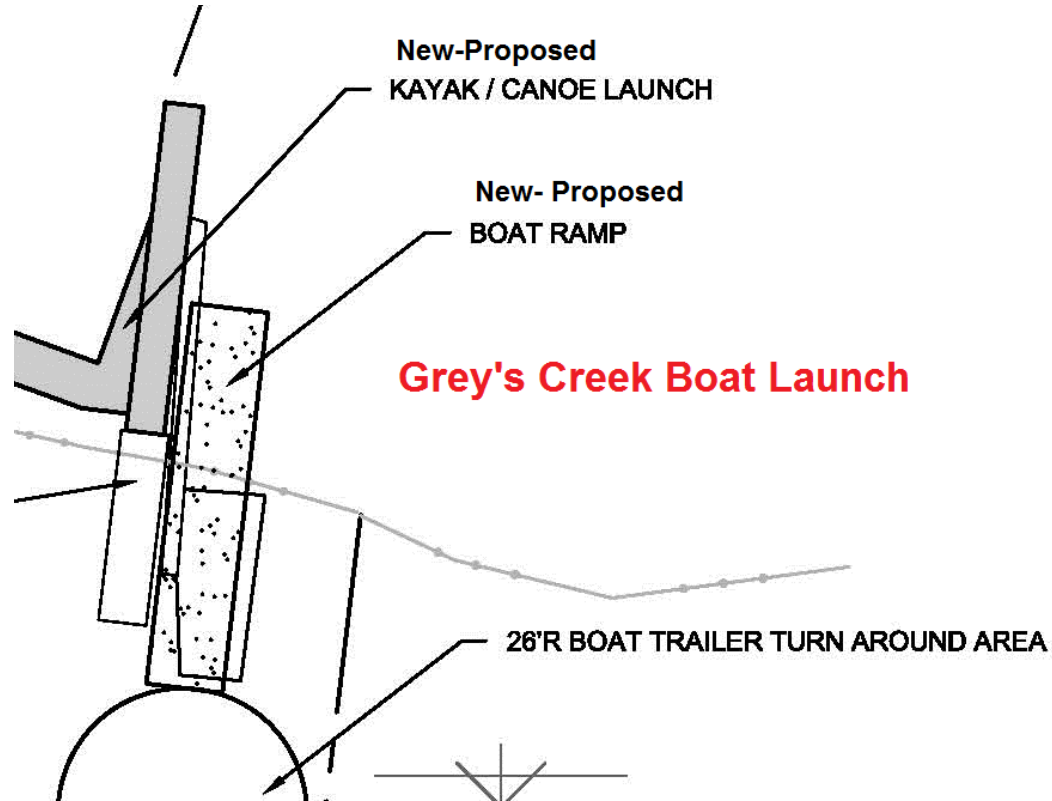
Surry County Public Boat Launch Facility at Gray's Creek



The existing boat ramp and pier were part of the County's purchase of the Grey's Creek Marina. The County subsequently received a One Hundred Thousand Dollar (\$100,000.) grant from the Virginia Department of Game and Inland Fisheries to design and install a new "Large Power public boating access facility at the Grey's Creek site."

Work Completed to Date:

- 1) A boundary survey was performed to establish the property lines. The area was posted with "Danger" and "No Trespassing" signs.
- 2) The marine/civil engineering firm of Langley McDonald was engaged to research preliminary design options, to identify development restrictions and to produce a preliminary design.



3) Adjacent to the existing boat ramp was an abandoned house boat washed up in the reeds. The boat was moved from the reeds and placed on the ramp to prevent use of the ramp.





4) The existing wooded pier was in unsafe condition and the access portion was removed to prevent public use.

5) An Architectural - Engineering Request for Proposals (RFP) was compiled and submitted for approval.





Work to be Completed:

- 1) Finalize the A&E RFP and advertise for services.**
- 2) Receive and review proposals and select a design firm.**
- 3) Coordinate activities and designs with the Virginia Department of Game and Inland Fisheries.**
- 4) Complete the design phase and secure all necessary approvals.**
- 5) Complete the construction phase.**

Gray's Creek Marina Facility




Surry County recently purchased the Grey's Creek Marina facility located at the end of Marina Road near the Jamestown-Scotland ferry. The 18.21 acre site fronting on Grey's Creek contains an existing two story restaurant - apartment building in fairly good condition, several damaged piers, an inadequate boat launching ramp, a non-permitted and non-operating sewage disposal system, a water well, several acres of wetlands and a gravel parking area.

The northern property line extends along the low-water line of Grey's Creek for approximately one thousand-one hundred feet (1,100') and includes approximately 11.7 acres of wetlands adjacent and to the west of the restaurant building. The property has excellent commercial development potential, venues for nature trails-lookouts together with significant public use options.



Work Completed to Date:

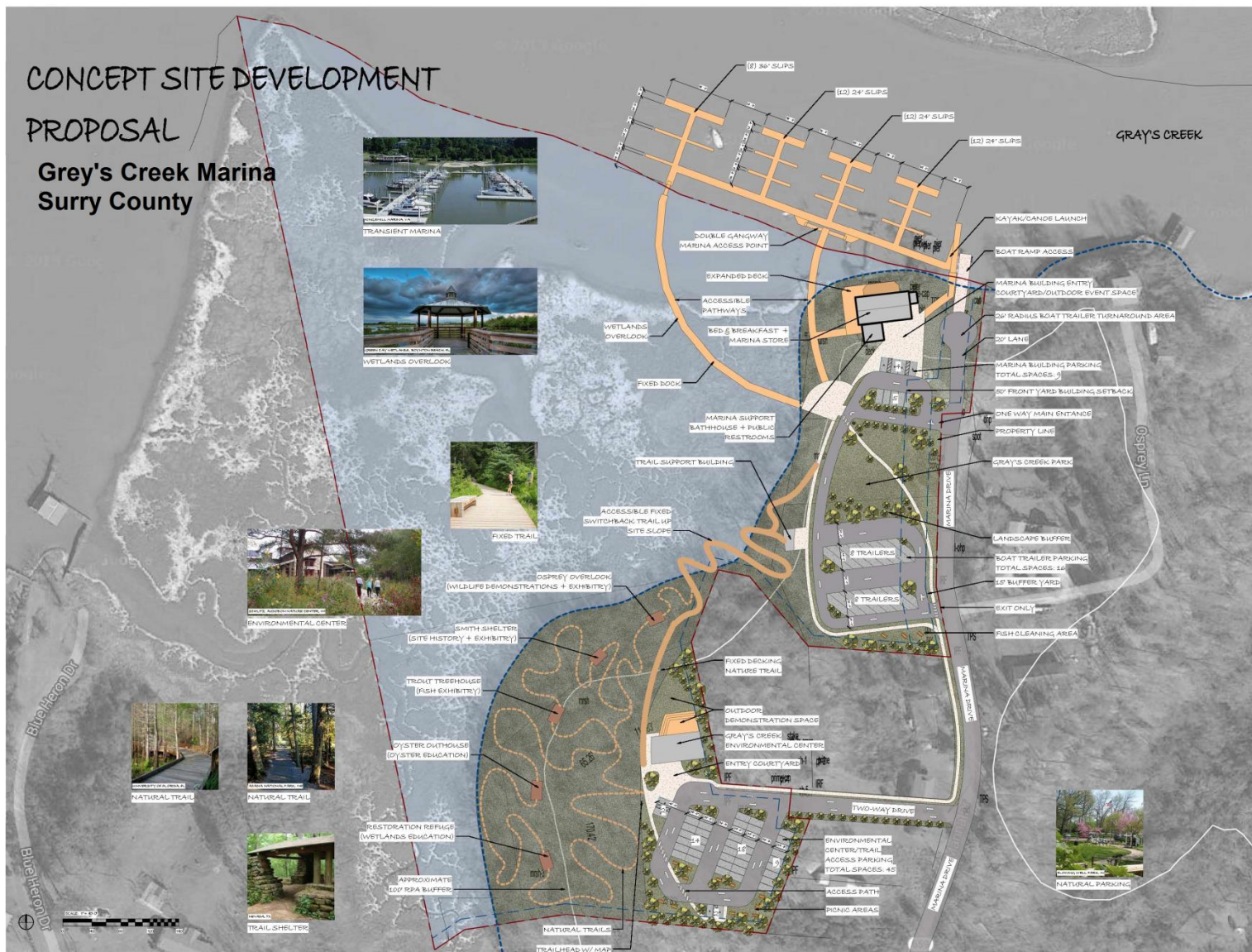
- 1) A local surveying company was engaged to identify the property lines, determine the meets and bounds and to establish elevation contour lines from the creek to the southern property line. There is a significant elevation change from the northern side of the site to the southern side as evidenced by traveling down Marina Road.
- 2) A local civil engineering firm was engaged to examine and research the existing sewage disposal system. As noted previously, the sewage disposal system is neither working nor permitted to operate.
- 3) Several unsafe conditions were noted during a preliminary inspection of the property, these included open underground tanks, eroded and unstable banks and unsafe stairs/decks and piers. A local contractor was hired to cover the tanks, fence off the banks and secure the decks/piers. The property was also posted with numerous "No Trespassing" and "Danger" signs.



4) The specialized waterfront development architectural firm of VIA Design was engaged to research the property, analyze the restaurant building, determine zoning and development issues, identify revenue potential, assist with grant funding-research, determine the amount of new piers/marina capacity, layout a new public fishing/crabbing pier and to present an initial overall Concept Site Development plan.


5) Upon reviewing the new Concept Site Development plan the County decided to issue a Request for Proposal (RFP) for full architectural-engineering design services to develop the property. The RFP has been compiled and approved by the County attorney and is waiting Board action.

Grey's Creek Marina Surry County



Recommendations for Further Action:

- 1) Board to review and approve the A&E RFP for design development services.**
- 2) Advertise RFP, review proposals and select architectural/engineering firm. Incorporate new Boat Launching facility into overall plan.**
- 3) Research additional Grant Funds available for the improvement and development of coastal and inland waterway property.**
- 4) Engage a specialized civil engineering firm for the review, design and implementation of a new sewage disposal system and water well. A previous drain field design was permitted for construction and this permit expired in August 2013 without the work being performed. The new design must be capable to accommodate the anticipated renovation-expansion of the restaurant, any new marina facilities, any new outdoor nature facilities and expected future additions.**



5) Define the revenue potential of each development program component to determine the level at which the property can self-sustain itself similar to a development Performa (i.e., marina fees, launch fees, fishing license sales, property rental fees for special events and other recreational use fees.)

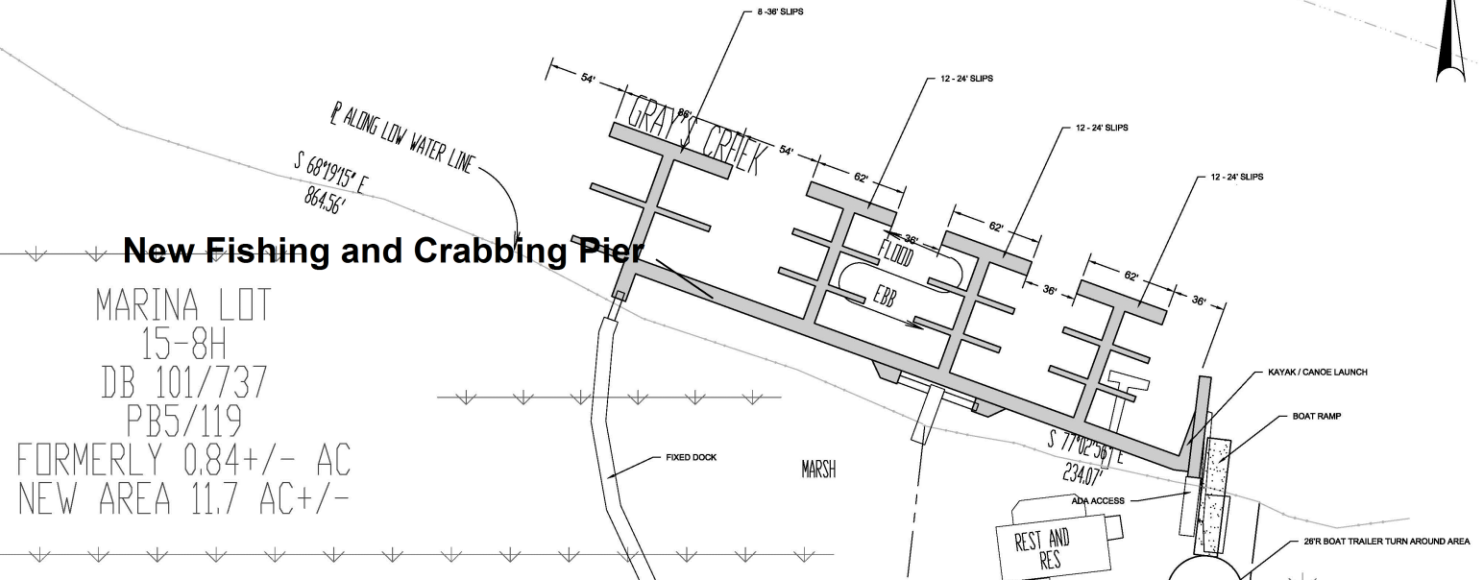
6) Compile a Operator Request for Proposal for the restaurant building and the four apartments located on the second floor.

7) Engage the James River Association as a potential partner for nature program compatibility and funding support opportunities.

8) Begin Public Outreach charette with appropriate groups, i.e., Board of Supervisors, citizen groups, commercial/recreational fishermen, nature programs, etc.

9) Develop detailed cost projections, identify Phasing options and develop a project schedule/timeline for all activities.

Possible Marina Layout for
Grey's Creek Marina - Surry County



New Fishing and Crabbing Pier

MARINA LOT
15-8H
DB 101/737
PB5/119
FORMERLY 0.84+/- AC
NEW AREA 11.7 AC+/-

Proposed Surry County Volunteer Rescue Squad Facility

General Information:

The existing facility housing the Surry County Volunteer Rescue Squad is deficient in its design and the building requires significant renovations to maintain its current state of readiness. Surry County is exploring building a new Emergency Medical-Rescue Station to be located near the existing Government Center.

Work Completed to Date:

1) On December 10, 2013 a meeting was held at the existing facility with representatives of the Surry County Volunteer Rescue Squad and County Administrator, Mr. Franklin. During this meeting and subsequent inspection of the facility, the following issues were noted:

- The HVAC mechanical system in the existing facility is sweating and producing condensation throughout the building. This may be a health issue.
- The existing facility is no longer suitable to address the needs of the volunteers or public.
- A new facility needs to be designed and constructed to address the current and future mission of the Rescue Squad.
- The new facility should be a 3-Bay drive-thru configuration equipped with overhead doors to accommodate fire trucks when needed.
- The new facility should be designed with two bunk rooms, one male and one female, each with two bunk beds for a total of 4-men and 4-women.
- The new facility should include separate male-female bathroom and shower facilities.
- A separate Captain's office is needed.
- A Communications room and Decontamination area may be required.
- Sufficient space should be included to conduct a EMP classroom.
- A communal living space, records storage area and a laundry room will be required.
- Kitchen and food preparation areas to be determined.

2) Based on the meeting and facility inspection, an Architectural - Engineering Request for Proposal (RFP) was compiled and approved by the County attorney.

3) The A&E RFP was forward to representatives of the Rescue Squad for review and comment.

Work to be Completed:

1) Final approval of the A&E RFP by the Rescue Squad representative and BOS.

2) Establish a budget and schedule.

3) Advertise the RFP, receive and review proposals, select the design team.

4) Conduct planning and facility programming sessions with the design team and representatives of the Rescue Squad.

5) Design facility, secure permits and advertise for construction bids.

6) Build new Surry County Volunteer Rescue Squad facility.